



Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: A Special Permit has been issued by the Nantucket Zoning Board of Appeals to the Nantucket Platform Tennis Association for the paddle tennis courts. Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |  |  |
|---------------------------------|--|--|
| <input type="checkbox"/> Land   | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater              | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air                     | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations             | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> NHESP MESA Permit  Approval from the Secretary pursuant to Section 6 of the Land Bank Act
Total site acreage	31.3			
New acres of land altered		18.8 acres		
Acres of impervious area	0	2.7	2.7	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	13,696	13,696	
Number of housing units	0	0	0	
Maximum height (in feet)	0	15	15	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	323	323	
Parking spaces	0	154	154	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	6900	6900	
GPD water withdrawal	0	3900	3900	
GPD wastewater generation/ treatment	0	3000	3000	
Length of water/sewer mains (in miles)	0	0	0	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_ )    X No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

X Yes (Specify: various Lepidoptera, Nantucket Shadbush, Bushy Rockrose, NE Blazing Star).     No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )    X No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )     No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )    X No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary)

The Nantucket Islands Land Bank (Land Bank) proposes to allow the Nantucket Park & Recreation Commission, the Nantucket Platform Tennis Association (NPTA), and the Massachusetts Highway Department (MHD) to construct and operate a recreation area consisting of a bike path, sports fields and playground on 18.8 acres of a 31.3 +/- acre site located at the intersection of Milestone and Nobadeer Farm roads. A 200 foot set back has been provided from the Milestone Road and a 50 foot setback has been provided from Nobadeer Farm Road.

The Land Bank owns the land and is authorized under the Land Bank Act to construct active recreation facilities on Nantucket Island. After careful study and evaluation of adjacent land uses and environmental conditions (primarily state-listed lepidoptera and plants), the Land Bank and the Town determined that the recreational area should be constructed at this location. The Zoning Board of Appeals issued a special permit for 4 paddle tennis courts and a warming hut at this site with access off Hinsdale Road in March 2008. At town meeting in April 2008, the citizens of Nantucket voted overwhelmingly to spend 3.6 million dollars to create the recreational complex at this site. In 2005, the Secretary of Environmental Affairs approved the Land Bank's request to construct recreational ball fields at its Nobadeer Farm Road property. These uses, as well as the proposed Bike Path are consistent with the Nantucket Comprehensive Community Plan, which seeks to provide current and long term recreational opportunities in areas close to population centers.

The bike path will connect the existing Old South Road and Milestone Road bike paths and is being funded by MHD.

The 4 playing fields will relieve some of the existing pressure on the 5 fields which currently exist on island. A future expansion area, which is large enough to construct one additional playing field, is located between the proposed field and the paddle tennis area. The Park & Recreation Commission estimates that the existing playing fields are used for approximately 4,988 hours per year; far more hours than is recommended to maintain safe, healthy playing fields. Two turf multipurpose playing fields, 2 synthetic multipurpose playing fields, a playground area, a covered pavilion, and paved parking is proposed. Access will be from Nobadeer Farm Road. Parking will be provided for approximately 129 vehicles. Water will be provided by the municipal source and wastewater will be managed through a title 5 system. An irrigation well will be

installed to maintain the playing fields. The project will be funded by the Town of Nantucket and maintained by the Park & Recreation Commission.

The NPTA, a not-for-profit club will construct 4 paddle tennis courts and a paddle tennis hut and parking on a 1-acre portion of the site. Access is from Hinsdale Road. Paddle tennis is a cold weather sport and the courts will be open to play to the general public and to members of the NPTA. The courts will be lit in order to allow evening play. Parking will be provided for approximately 25 vehicles. Water will be provided from the municipal system and wastewater will be managed through a title 5 system. Construction and operation of this portion of the site will be funded by the NPTA and a lease payment will be made to the Land Bank for use of the property.

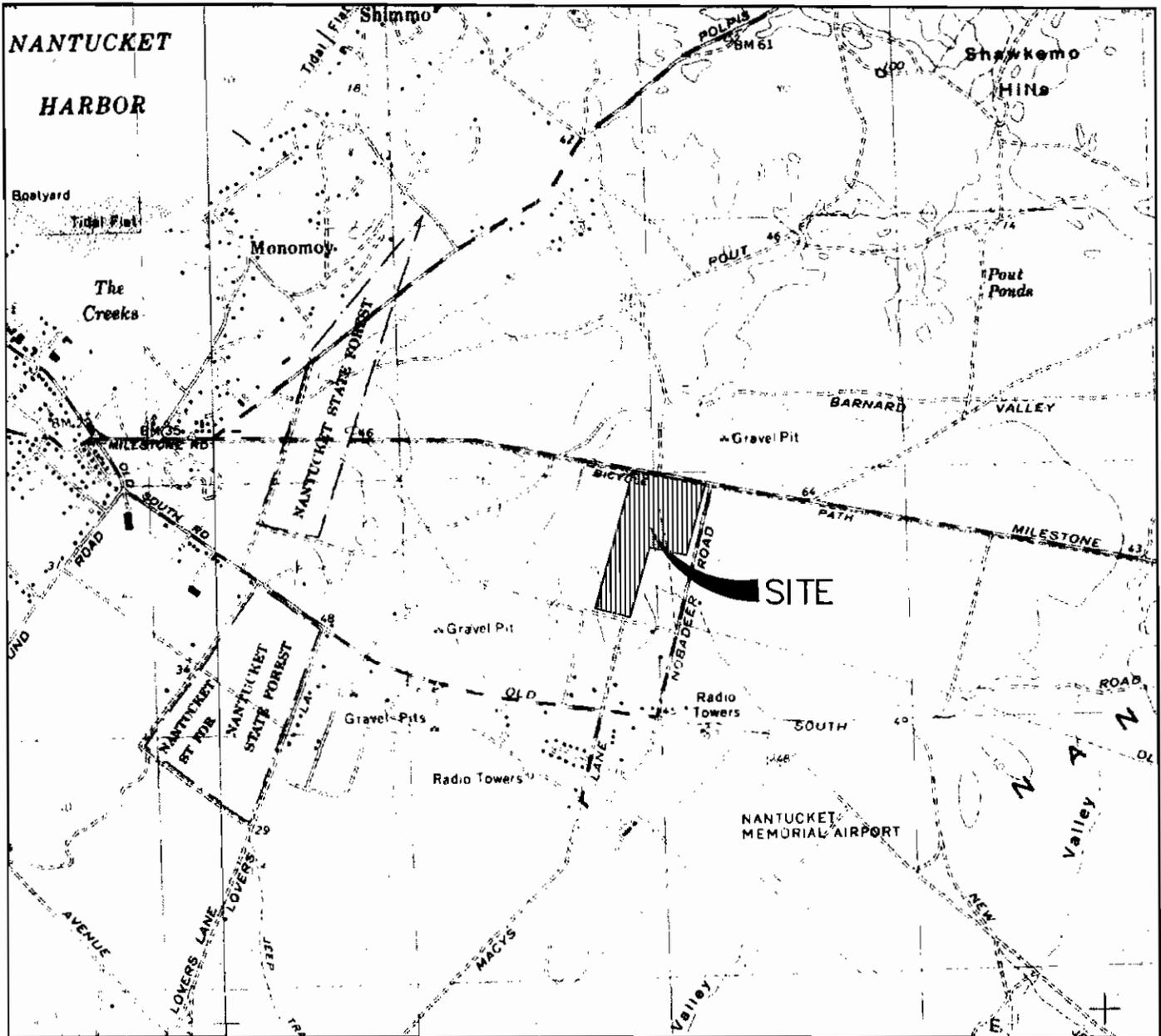
The site is currently undeveloped and generally wooded. Vegetation types at the site are primarily pitch pine-mixed shrub woodland which includes scattered pitch pine (occasionally including black pine or red cedar) with an understory of predominately *Gaylussacia*, *Viburnum*, *Arctostaphylos*, or *Myrica* and sometimes grassy openings. A small area in the southerly portion of the site has been mapped as closed scrub oak, which has a greater than 75% cover of scrub oak.

The site was surveyed for state-listed plants in the fall of 2004 and the spring of 2007. Four species of special concern were identified: Nantucket shadbush, bushy rockrose, New England blazing star and sandplain blue-eyed grass. The majority of these individuals were located in a small open area on the northwesterly part of the site or in the roadway layout adjacent to Nobadeer Farm Road.

A lepidoptera survey was conducted in June 2007. Based on the habitat observed on much of the property, the site is likely to support multiple state-listed moth species. The site was characterized by habitat and potentially six state-listed species are likely to inhabit the site. These include *Cicinnus melsheimeri* (threatened), *Catocala herodias* (special concern), *Bagisara rectifascia* (special concern), *Acronicta albarufa* (threatened), *Psectraglaea carmosa* (special concern), and *Abagrotis nefascia* (special concern).

On site alternatives have been considered and the proposed project now provides buffers to existing roadways, clusters the paddle tennis courts with adjacent (off-site) tennis courts and avoids the state-listed plants that have been identified at and adjacent to the site. The Land Bank examined three off-site alternatives located across the Milestone Road. These sites were located at a greater distance from the residential areas, did not connect to existing bike paths and lacked access by developed roadways. Use of these sites would have required that the recreational uses located on several parcels, requiring additional land disturbance for parking, vehicular access, and infrastructure access. Two of these sites are now proposed for mitigation.

The proposed project has been designed to avoid direct impacts to state-listed plant species and to minimize and mitigate impact to lepidoptera habitat. The proponent has met with the Natural Heritage and Endangered Species program (NHESP) staff and has proposed on-site and off-site mitigation measures. The proponent is working with NHESP to prepare a Conservation Permit. This permit is consistent with NHESP's recommendations and includes permanent conservation restrictions over approximately 7.6 acres of land on-site and over 55.8 acres of land located in the moors on the north side of the Milestone Road. Perpetual land management will be funded by use fees through the Park & Recreation Commission and the NPTA. On-site land management will include thinning of woody vegetation to encourage the state-listed plants located on the northwesterly portion of the site, as well as an agreement with the Nantucket DPW to refrain from mowing roadside edges of Nobadeer Farm Road where state-listed plants have been mapped. Off-site land management will include mowing and tree removal adjacent to a 10-acre frost pocket, which is superior moth and plant habitat. An adaptive land management program will be established to support the impacted species and mitigation efforts will be monitored by a qualified biologist with scheduled reporting to NHESP.



USGS QUADRANGLE: NANTUCKET, MASSACHUSETTS (2003)  
 APPROXIMATE SCALE: 1: 25000  
 LATITUDE: 41°15'58" N  
 LONGITUDE: 70°03'38" W



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**FIGURE 1**  
 Locus Plan

**Nobadeer Farm Road**  
 Nantucket, Massachusetts

Date: April 2008

Approximate Scale: 1" = 2000'